

Revised Project Statement
Iron Horse Gallery
3000 Lodi Lane
St. Helena, California

The purpose of this revision is to supplement and clarify the March 3, 2008 statement that accompanied our use permit application (#P-08-00133). We intend to utilize an approximate 1700 square foot portion of the building at the southeast corner of Lodi Lane and St. Helena Highway No. A retail wine tasting shop currently occupies the adjoining portion of the building. The attached floor plan describes the area devoted to each use following permit approval. The portion of the building that we will occupy replaces the area approved by the county for use as a Café and Delicatessen (application #). We understand that the prior use may only be resumed with the approval of the county.

Our business consists of the display and sale of original oil paintings, mixed media pieces and sculptures. The feature artist will be Lyman Whitaker who is renowned for his wind sculptures that are displayed outdoors. The sculptures utilize materials and are designed to blend with and enhance the environment in which they are placed. Our gallery will be the only location in California where Mr. Whitaker's pieces will be shown. We are enclosing some information on the artist and pictures of his work are included for your information and use.

Since Mr. Whitaker's pieces are designed to be located outdoors, our request includes the outdoor display of a small number of sculptures chosen to be blend in with the site and be unobtrusive to the traveling public. The attached site plan shows the intended locations where the sculptures would be placed. In addition, we will be creating two, landscaped sculpture gardens where additional pieces can be displayed and enjoyed in a larger, more natural landscape setting. Landscaping will be installed in these two new areas of the site in Spring 2009. The areas proposed for landscaping are shown on the attached site plan. The combination of respectfully displayed outdoor sculpture and new landscaping will significantly upgrade the visual quality of the site.

Wine, food and the arts are the essence of the Napa Valley experience. We believe that an art gallery complements the experience of visitors to the Napa Valley and will enhance the Valley's tourist industry. The fact that the work of a renowned artist will be housed at Iron Horse Gallery will enhance the prestige and image of the Napa Valley and all who live, work and residence in it.

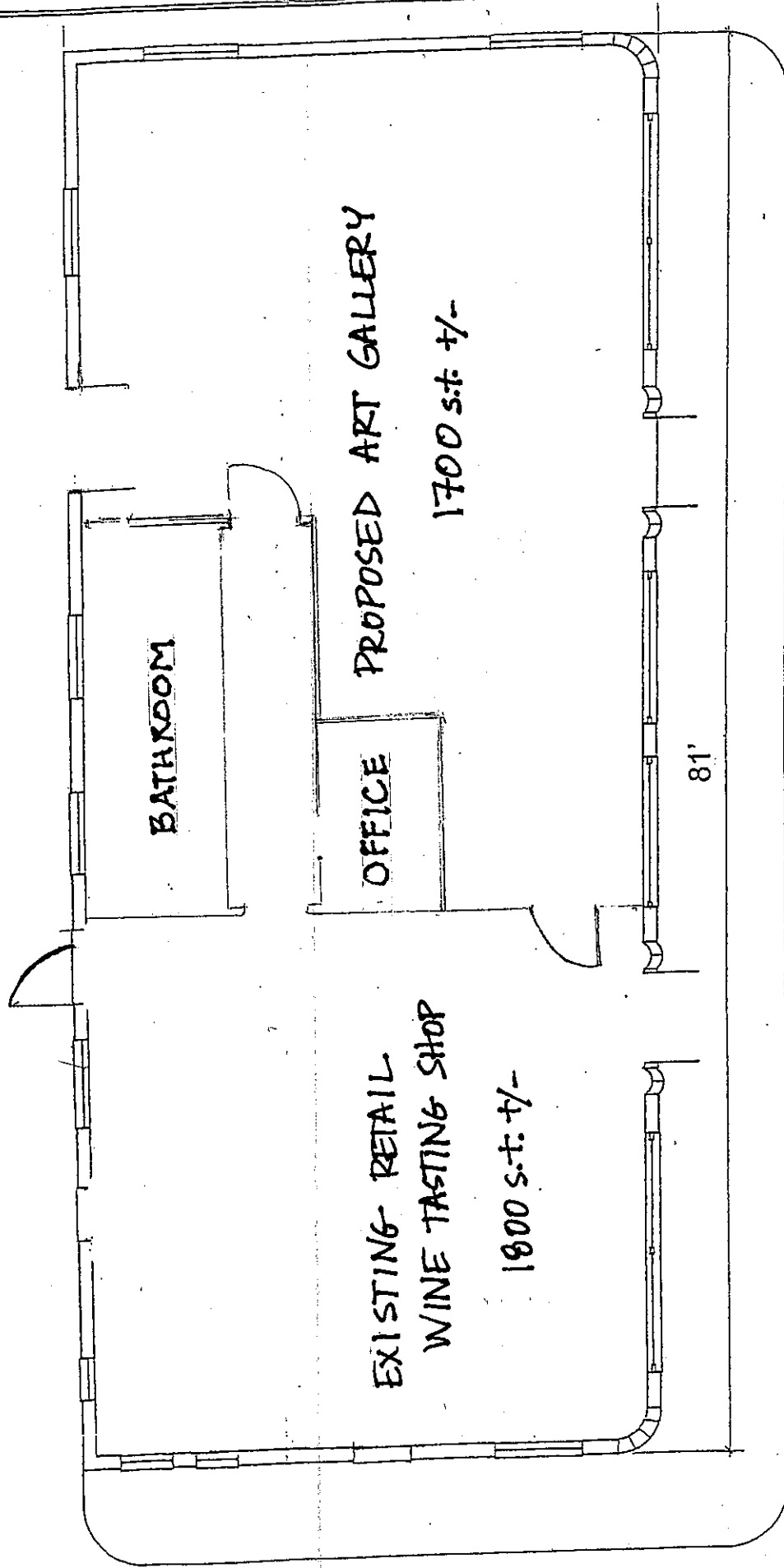
The proposed gallery will replace an exiting deli and café and will generate far less wastewater and traffic than this former use. This reduction in traffic combined with the upgrading of site landscaping will ensure that the proposed use is compatible with the surrounding neighborhood. The Commissions support of our project is requested.

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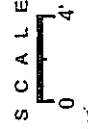
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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

IRON HORSE GALLERY : RETAIL WINE SHOP



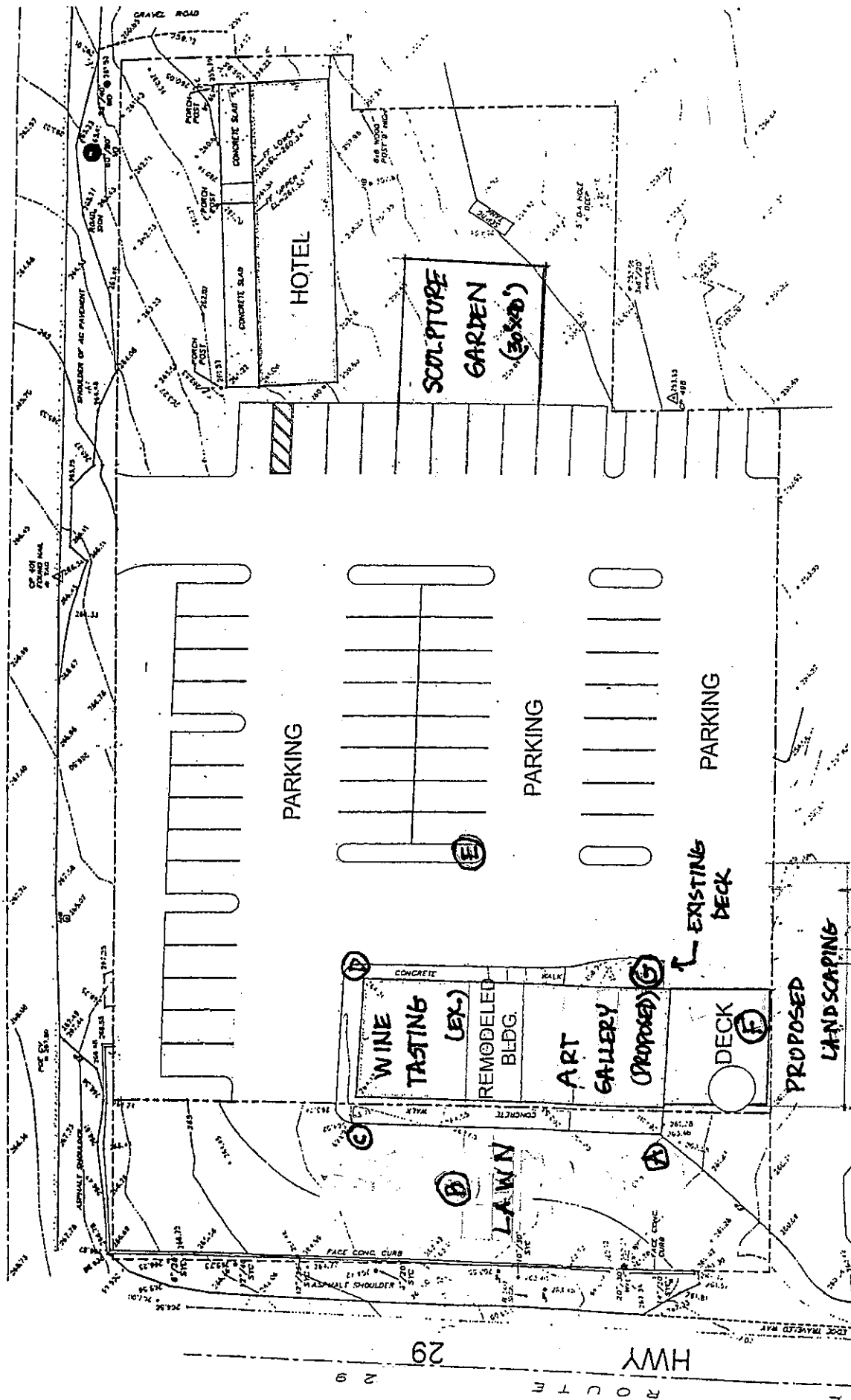
PROPOSED FLOOR PLAN N.T.S.



6-10-08

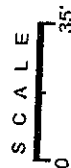
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PROPOSED
SITE PLAN DETAIL

ART GALLERY : WINE TASTING



6-10-98

Exhibit A

Sculpture Display Areas
Iron Horse Gallery
3000 St. Helena Highway No., Unit 'B'
St. Helena, California

Symbol or Name	Location	Size of Display Area
'A'	Front South	10' x 10'
'B'	Front Center	Existing Sculpture
'C'	Front North	5' x 5'
'D'	Palm Tree Area, No. Side	12' x 8'
'E'	Parking Lot Island	4' x 8'
Sculpture Garden	East End of Parking Lot	30' x 40'
'F'	South Side of Ex. Deck	5' x 12'
'G'	Deck Area Adjacent to East Side of Building	N/A

Note: Symbols are keyed to revised site plan dated June 10, 2008